GOVERNMENT OF INDIA
HOME AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO:1024
ANSWERED ON:07.12.2004
CONVERSION OF SCFs INTO SCOs
Bansal Shri Pawan Kumar

Will the Minister of HOME AFFAIRS be pleased to state:

(a) whether the Chandigarh UT Adminstration has permitted conversion of Shop-cum-Flats (SCFs) into Shop-cum-Offices (SCOs);

(b) if so, the details of the Scheme in this regard including the total number of SCFs to which the Scheme is applicable, the changes allowed in the construction and conversion charges therefore;

(c) the number of people who have applied for such conversion;

(d) whether on conversion such premises can be used also for running Guest Houses, Lodges, Restaurants etc;

(e) if so, the reason for not permitting the raising of height of second floor to 9 ft. to make it habitable;

(f) the total height permissible in the city for different categories of buildings;

(g) whether the Administration has considered the desirability for raising heights of all commercial buildings to 35ft. for optimum utilization of the space available; and

(h) if so, the facts thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS (SHRI S. REGUPATHY)

(a): Yes, Sir.

(b): The Scheme which is general in nature and not specifically applicable to a particular row of SCFs/Shopping Centre. The main features of the Scheme are as under:-

(1) That the first and second floors of the building constructed on the site are allowed to be used for the purpose of offices, subject to such conversion charges as may be fixed from time to time in this behalf.

(2) That only the transferee of a Shop-cum-Flat shall be entitled to apply for the conversion.

(3) That the stairs for the first and second floors of the building shall be provided from the front of the shop in accordance with the prescribed architectural controls for Shop-cum-Offices. Otherwise the transferee may submit revised plans indicating the proposed position of the stair case and other internal changes. In such cases, the conversion shall come into effect only on sanction of the revised plans.

(4) That no change in the outer faÃ§ade of the building or additional construction of any kind shall be permitted.

The SCFs can be converted into SCOs on payment of conversion charges @ Rs. 2,000/- oer sq yard.

(c) So far 20 applicants have applied for such conversion out of which 17 have since been granted permission.

(d) The upper floors of SCOs are permitted to be used for the purpose subject to certain conditions.

(e) The Urban and Architectural Control Review Committee of the Administration has considered the issue and did not find it justified for the reason that the building rules/building bye-laws already provide for construction of 3 floors within the existing heights provided in various architectural controls.

(f) The total height permissible in the city for different categories of buildings varies according to the architectural controls applicable to a particular shopping center in case of commercial buildings and the condition that the height of all the sites in a row is identical. In case of residential, institutional and commercial buildings the maximum height allowed is as specified in the frame control/architectural control/zoning plan.

(g) & (h) : As already stated above against part (e) the Urban and Architectural Control Review Committee of the Administration which considered the issue did not find it justified to raise the height. Moreover, since most of the V4 Sector Markets in the city (Phase-1 Sectors) are fully developed any relaxation given in the overall height of a particular site shall adversely affect the uniform street picture. This will also be against the basic architectural character of the city where row type shops have been planned and the skyline is straight and uniform.